



Eagle Ridge Homeowners Association

March - May 2020

Board of Directors

Yvonne Lux – President
Andrea Daniels – Vice-President
Marcy Meyer – Treasurer
Michael Ehrlich – Secretary
Edna Toufer – Member-at-Large

Ross Morgan & Co., Inc.
15315 Magnolia Blvd. #212
Sherman Oaks, CA 91403
(818) 907-6622

Community Manager
Tony Barbarotto
(818) 907-6622 ext. 224
(818) 907-0749 - fax

Architectural Questions
Tony Barbarotto

Accounts Receivable
(818) 907-6622
Kelly Cheek, ext. 266

Billing
(818) 907-6622
Josh Spies, ext. 209

Escrow
(818) 907-6622
Esmeralda Quiroz, ext. 207

AFTER HOURS EMERGENCY

In the event of an after hours emergency, please call (818) 907-6622, ext. 811 for assistance.

COMPLAINTS, QUESTIONS OR CONCERNS

All complaints, questions or requests must be in writing. Those addressed to the Community Manager, Tony Barbarotto, can be emailed to tbarbarotto@rossmorganco.com. If you wish to address your comments to the Board of Directors, please visit the website at EagleRidgeHOA.com and complete the form under the "Contact" tab.

Homeowners Association Official Website

Up-to-date information on the community, including announcements of upcoming Homeowners Association meetings, agendas and minutes, can be found on the official HOA website at EagleRidgeHOA.com. We invite you to explore the website as the source for all official information on happenings in the community. Please click on the Contact tab if you wish to address an issue or concern to the Board of Directors. The Board will either include it on the agenda of the next HOA meeting or they will refer the issue or concern to the Community Manager, Tony Barbarotto, for handling.



Trash Cans



Trash cans must be put out the night before the following day's pick up. Cans must then be immediately brought in after the pickup and stored out of sight inside your side gate or in your garage.

Architectural Changes

Remember to obtain, fill out and submit an Architectural Change request prior to making any changes to your home (i.e. pool, patio cover, paint, hardscape, room additions, etc.). The forms can be obtained by e-mailing your request to Tony Barbarotto at tbarbarotto@rossmorganco.com or by calling him at (818) 907-6622 ext. 224.



2020 & 2021 Reserve Component Work

- Starting March 30th through April 9th, the community streets asphalt slurry and repairs will take place. Notices will be mailed out to the membership.
- Community perimeter wrought iron fencing repairs has started. The entire job with owner cooperation will take roughly 6-8 months. Once completed, the painting will start. Estimation to complete the entire painting is 8-10 months.

OVER





Pets

- A. The County and City ordinances pertaining to pets apply to this community. They provide, in part, that pets (i.e. dogs and cats) must be confined to the Homeowner's unit and kept on a leash while anywhere in the common area.
- B. All pets must be controlled so that they will not interfere with other residents' use and enjoyment of the common area. Please be considerate!
- C. Pets are not permitted in the swimming pool, Jacuzzi, or the swimming pool area. This rule will be strictly enforced. Violators will be subject to a monetary penalty as well as cleaning charges.
- D. All pets are the responsibility of the Homeowner, tenant, or guest. Residents are required to carry "Pooper Scoopers" when walking dogs or adequate provisions to clean up after them. **Owners are responsible for cleaning up their pet's waste/products immediately!** Violators are subject to a fine, in accordance with the fine structure governing the Eagle Ridge HOA.
- E. Owners are responsible for any costs or damages to the common area grounds or shrubbery, etc... (Cost of repairing the damage plus 10%).
- F. No pet noise which disturbs the community shall be permitted, for example, excessive or continuous dog barking.
- G. Pet Rules for Common/Recreation Area:
1. Dog owner must carry material to clean up after dog.
 2. Dog must be on a leash held by owner. Dog is not allowed to roam free.
 3. Please have courtesy for non-dog owners.
 4. Failure to comply with these rules will result in a fine of \$50.00 for first occurrence, \$75.00 for 2nd occurrence, \$150.00 for 3rd occurrence and subsequent occurrences.



COVID-19

The Board of Directors would like to take this opportunity to wish you and your families well during this trying time. Please remember to wash your hands and to stay inside. Please keep your families safe.

Mass Action Lawsuit



Eagle Ridge is now part of what is known as a mass action lawsuit against Southern California Edison for the purposes of recovering funds to the damaged slopes, lost trees, and damaged irrigation. Southern California Edison has admitted they were at fault causing the Woolsey Fire, which has resulted in settlements with other claimants who have recovered millions. We are optimistic that the law firm representing the Eagle Ridge HOA will be able to recover the needed funds for all the replanting and repairs. Currently, the law firm is working closely with the HOA's landscape company on cost factors and loss that affected Eagle Ridge related to the Woolsey Fire. The Board and Management will keep you all informed on the progress of the case. It is with great hope that we can secure a settlement by late Summer to early Fall 2020.

Landscaping

In regards to landscaping issues, there is good news and bad. The good news is that the landscaping team has made significant progress in following the instructions of the fire department and city to reduce the brush and trim trees in the common areas, even though there is still plenty to do. The bad news is that it will be an ongoing process, and it is expensive. The man hours required are significant, and landscaping and water are the major expenses in our budget each month. In addition, we are still waiting for final clearance for new work on the hillsides that burned. Some Homeowners have also requested tree trimming or removal to increase their views. No homes were designated as view lots when they were first sold and the developer did not provide for any ongoing provisions to provide views. The trimming and removal of trees in the common areas is governed by the City of Thousand Oaks and Fire Department regulations as well, which reduces the HOA's flexibility. The Board and Management will continue to give their best efforts to getting the work done with fire prevention as the foremost goal.

